THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Tyler McKinley Pegram
3722 Hilltop Lane
Nashville, TN 37216

Send Tax Bills To:
Pinnacle National Bank
211 Commerce Street, Ste 300
Nashville, Tn 37201

Map & Parcel Nos.:
061-14-0-164.00

Davidson County DEEDWARRSP
Recvd: 12/21/09 15:23 3 pgs
Fees:18.00 Taxes:420.88
20091221-0116130

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$113,750.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc., as Trustee for 3722 Hilltop Avenue Land Trust** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Tyler McKinley Pegram, an unmarried man** (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 118 on the plan of E.B. Craigs Subdivision of the Crownover Property on Gallatin Road, of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trustee, Inc., as Trustee for 3722 Hilltop Avenue Land Trust, by deed from National Default REO Services, on August 28, 2009, of record in Instrument Number 20090922-0088189, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 18th day of December, 2009.

GRANTOR:

Trustee, Inc.

By Kirk Whitworth, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$113,750.00**.

AFFIANT

Subscribed and sworn to before me, this **18th** day of **December, 2009**.

NOTARY PUBLIC

My Commission Expires:
8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Hal E. Wilson, a Notary Public in and for said state and county, **Kirk Whitworth**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **Trustee, Inc.**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this **18th** day of **December, 2009**.

NOTARY PUBLIC

My Commission Expires:
8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY